

Information Sheets

Sidewalks

Chapter 16, Article III

General

Property owners automatically incur certain legal obligations for the maintenance of sidewalks adjacent to their property. Adjacent property owners are responsible for maintaining sidewalks in good repair.

Responsibility of Property Owners

1. It is the lawful duty of property owners to keep all sidewalks abutting or adjacent to their property clean and open for public passage.
2. All sidewalks must be kept free from ice or snow within twenty-four (24) hours after the storm causing the ice or snow provided; however, that tightly adhering ice may be sprinkled with sawdust, ashes, salt or sand, so as to make the use of the sidewalk by pedestrians safe.
3. It is unlawful for any owner, lessee, occupant or tenant of abutting or adjacent property to permit shrubbery, hedges or foliage of any kind to project over sidewalks so as to interfere with the free use of such sidewalks by pedestrians. All trees upon or near sidewalks shall be trimmed so that the lower branches are not less than eight feet above the sidewalk.
4. Every owner, tenant, lessee or occupant of any building or lot, whether vacant or occupied, shall keep or cause to be kept, the sidewalk adjacent or abutting such property, free from mud, weeds, grass, noxious growth, obstructions, encumbrances, trash, debris and foreign substances of every kind.
5. Cleaning of sidewalks must be done in a manner as to not cause noxious odors, or with cleaning materials that will render the sidewalks slippery or unsafe for public travel.
6. It is unlawful, unless preapproved by the City to use any part of the sidewalk for the storage of goods, merchandise or other materials for the purpose of displaying goods or articles for sale, or to place on sidewalk any sign or device for the purpose of advertising.
7. **For Commercial Only:** In the event of a shopping center "Sidewalk Sale" the handicap accessibility ramp should **not** be blocked and there should be a clearance on the sidewalk for handicap passage.

Sidewalk Violations Abating

1. Whenever a determination is made by the City that a violation exists on a sidewalk the property owner will be notified by a certified letter to the last known place of residence specifying what action is required by the owner. The following time frames will normally be allowed to accomplish the corrections:
 - a. Three (3) days of cleaning or removing obstructions.
 - b. Snow and ice removal will be in compliance with paragraph 2 above.
2. If the owner fails to comply with the City Notice, the City will have the violation corrected and Record of Notice of Lien against the property for all costs incurred to correct the violation. In addition the property owner is subject to a fine of fifty dollars (\$50.00). Each day the violation continues constitutes a separate offense.

Any conflict between information contained in this Information Sheet and the City Ordinance will be resolved in favor of the City Ordinance.

For additional information call code compliance at 757-7263.

Rev. 11/2005